

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 Tramore Close, Templestowe Vic 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,400,000 & \$2,590,000

Median sale price

Median price \$1,750,000 Property Type House Suburb Templestowe

Period - From 01/07/2024 to 30/09/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	12 Dena Ct TEMPLESTOWE 3106	\$2,038,800	09/11/2024
2	14 Robertswood CI DONCASTER EAST 3109	\$3,125,000	14/09/2024
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

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Indicative Selling Price

\$2,400,000 - \$2,590,000

Median House Price

September quarter 2024: \$1,750,000



 5  5  2

Property Type: House (Res)

Land Size: 882 sqm approx

Agent Comments

Comparable Properties

12 Dena Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$2,038,800

Method: Auction Sale

Date: 09/11/2024

Property Type: House (Res)

Land Size: 966 sqm approx



14 Robertswood CI DONCASTER EAST 3109 (REI)

Agent Comments

 4  3  3

Price: \$3,125,000

Method: Auction Sale

Date: 14/09/2024

Property Type: House (Res)

Land Size: 817 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: 03 9842 8888



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